

9-13-07
12.3.8v.10



City of Seattle
Department of Planning and Development
700 Fifth Avenue, Suite 2000, P.O. Box 34019
Seattle, WA 98124-4019
(206) 684-8850

DPD Project Number

3008019

Environmental Critical Areas (ECA) Site Pre-Application Site Visit (PASV) Field Assessment and Report

Project Address: 3801 E. Marginal Way S

This report lists the application submittal requirements needed to address unusual or complex site conditions; it does not list all of the permit application submittal requirements. If you have questions about this report or the Pre-Application Site Visit process, please contact the DPD Site Development Team at (206) 684-8860.

Site Inspector: Matt Recker Date: 9/13/07

☐ The site plan did not include the following existing or proposed elements:

Please be sure to include these in your permit application plan set (see CAM 103/103A).

The Project Site appears to include the following ECA(s) and/or buffer(s):

ECA mapping unit and type:

- | | | | |
|-----------------------------|-----------------|-----------------------------------|-----------------------|
| 1. Steep Slope | 4. Wetland | 7. Landfill | 10. Shoreline Habitat |
| 2. Potential Slide | 5. Liquefaction | 8. Known Slide | |
| 3. Riparian Management Area | 6. Flood prone | 9. Fish and wildlife <i>Eagle</i> | |

☒ See pages 3-4 for ECA exemption information and submittal requirements.

Earth Disturbance (References are to the Stormwater, Grading, and Drainage Control Code)

- ☐ The field assessment found evidence of previous grading or unstable soils in the project area. specifically: _____
Please provide a soils report as detailed in SMC 22.804.040.C2.d
- ☐ Project excavation or fill may require shoring, adjacent property owner's consent, or slopes steeper than 1h:1v. Include in the plans detailed cross-section(s) from the bottom of excavation, including work space outside foundation to: _____
- ☐ Provide geotechnical engineer's verification that temporary cut slopes can stand at greater than 1:1 (H:V); or if shoring is required, provide submittals by the geotechnical and structural engineer(s) and show shoring system on the drawings. If excavation encroaches upon the adjacent property, provide documentation of consent from adjacent property owner (see SMC 22.804.100).
- ☐ Show all retaining walls/rockeries: _____

Permanent Stormwater Control

Call the Drainage and Sewer Information desk at 684-5362 if you have questions regarding this section.

- ☐ There is evidence on the project site of surface and/or underground drainage water flowing to or through the site, or significant ground water, specifically _____
- ☐ Due to the proximity of steep slopes and/or other geologic conditions, or the evidence of a high water table, infiltration of stormwater runoff should not be a consideration.
- ☐ The project appears to include over 5,000 square feet of new or replaced impervious surfacing and/or over 1 acre of land disturbance. Provide a Large Project Comprehensive Drainage Control Plan prepared by a licensed Civil Engineer and Construction Erosion Control Plan and a Stormwater Pollution Prevention Plan (SWPPP).
- ☐ This project appears to include over 2,000 square feet of new or replaced impervious surfacing. Detention may be required. Contact the Drainage and Sewer Information desk at 684-5362 for more information.



Existing Right-of-Way (ROW) Conditions:

- ☒ The alley adjacent to the site has:
- | | |
|--|--|
| <input type="checkbox"/> Concrete paving | <input type="checkbox"/> Unopened |
| <input type="checkbox"/> Asphalt surface | <input type="checkbox"/> Unimproved |
| <input type="checkbox"/> Gravel surface | <input type="checkbox"/> V-shaped cross-section |
| <input checked="" type="checkbox"/> No alley is located adjacent to the site | <input type="checkbox"/> Downstream inlet prior to crossing sidewalk |

Comments:

- ☒ The street adjacent to the site has:
- | | | |
|--|--|-------------------------------------|
| <input type="checkbox"/> Concrete paving | <input type="checkbox"/> Chip Seal | <input type="checkbox"/> Unimproved |
| <input type="checkbox"/> Asphalt paving | <input type="checkbox"/> Gravel paving | <input type="checkbox"/> Unopened |
| <input type="checkbox"/> Visible street pavement width is: | (noted if less than 18-feet wide). | |

- ☒ The curb adjacent to the site has:

- ☐ Concrete curb
☒ No curb

☐ Asphalt curb

Approx. Curb Height: _____

- ☒ Contact the DPD Drainage and Sewer desk to determine the stormwater point of discharge. If curb discharge is proposed and curb height is less than 5 inches high, contact SDOT for curb restoration requirements.

Potential Impacts to Seattle Parks Property:

- ☐ Vehicular/Pedestrian access is across or abutting a boulevard or park
☐ Project is adjacent to parks or park boulevards
☐ Project drains to or through parks or park boulevards
☒ No parks property in vicinity

Tree Protection:

- ☒ Trees greater than 6 inches in diameter are present on site but not shown on the site plan. Please show on a site plan with ALL trees on the site that are over 6-inches in diameter (include common and scientific names for all trees shown) and ALL trees located in the adjacent ROW, see Director's Rule 6-2001 and CAM 331.

Comments:**Construction Erosion Control:**

Note: All projects, regardless of size, require erosion control in accordance with the requirements noted in the Stormwater, Grading and Drainage Control Code 22.802.015 and 22.802.016. The details noted below refer to details found on the Temporary Erosion & Sedimentation Control Standard Plan and the Construction Stormwater Control Technical Requirements Manual which is available from DPD's Public Resource Center.

Show the following on the permit application Construction Stormwater Control Plan:

- ☐ Place filter fabric fence (Detail E3.10), straw bales (Detail E3.15), straw wattles, or other approved equal to control construction stormwater runoff.
Required along _____ property lines.
- ☐ Create construction non-disturbance area (Detail E1.25) or buffer zone (Detail 1.30) to minimize disturbed areas.
- ☒ Show access to the construction site; show methods to protect the right-of-way from mud and dirt (Detail E2.10).
- ☐ Place silt-trapping inserts (Detail E3.30) in receiving catch basins located within 10-feet of construction entrance.
- ☐ Cover bare soil with straw, mulch, or matting (Details E1.10 and E1.15).
- ☐ Cover stockpiles and bare slopes (Details E1.15 and E1.20).

Note: A Site Inspection is required prior to any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and/or grading. Call (206) 684-8900 to schedule an inspection after your permit is issued and prior to any ground disturbance.

Inspector's Notes:

Work location proposed is on existing waterway; site

mapped ECA types 1, 4, 5, 9, 10; see pp 3-4 for ECA requirements

Also see attached ECA Management plan conditions. Steep slopes

located at bank near conveyor system.



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Exemptions from the ECA Ordinance

- ☐ No impact; project will not impact the ECA and ECA buffers (see ECA Code 25.09.045 D)

Exemption Notes: _____

DPD Site Team Specialist concurrence: _____

Modification to Submittal Standards: _____

DPD Site Team Specialist concurrence: _____

Possible Exemption from ECA Submittal Requirements

(The applicability of the exemption from the submittal requirements **MUST** be confirmed at permit application intake and the Standards of the ECA Ordinance still apply).

- ☐ Type A: Emergency threatening public health and safety (see ECA Code 25.09.045 E).
- ☐ Type B: Maintenance, repair, renovation, or structural alteration of structure existing on October 31, 1992 (see ECA Code 25.09.045 F).
- ☐ Type C: Small project waiver (only for new accessory structures or additions to buildings on lots in existence on or before October 31, 1992; see ECA Code 25.09.055). This does not apply to rockeries and/or retaining walls. Cumulative development area is less than or equal to the following:
- ☐ Wetland/wetland buffers, riparian management area buffers: <150 square feet.
 - ☐ Steep slope areas/steep slope buffer: <300 square feet.
 - ☐ Potential slide due to geologic conditions, flood prone areas, potential liquefaction, landfill/landfill buffers: <750 square feet.

In all cases, show construction safety fencing separating the ECA and/or its buffer from the development area.

Standard Submittal Requirements for Projects in an ECA

(Note: Submittal requirements may be modified by a prior ECA Exemption Decision; see CAM 327).

All ECA's except for ECA Types 5, 7, and 9:

- ☒ Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see ECA Code 25.09.330A).

ECA Types 1, 2, and/or 8:

- ☒ Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per SMC 22.804, SMC 25.09, and Directors Rule (DR) 33-2006.

ECA Type 1 – Steep Slope:

- ☒ Delineate the steep slope critical area on a site plan based on the survey (steep slopes are areas that have a 10-foot rise average 40 percent or steeper). Provide area calculations for the steep slope delineation.
- ☒ Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope.
- ☒ Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see ECA Code 25.09.180E1).
- ☐ An ECA Pre-Submittal Conference is strongly recommended. Call the Applicant Services Center to schedule an appointment (206) 684-8850.
- ☒ Visit DPD, SMT, 22nd floor or call the DPD Geotechnical engineer on call at (206) 684-8860.

ECA Types 3 – Riparian Management Area:

- ☐ Show 100-foot Riparian Management Area on plans
- ☐ Type 2 or 3 stream with anadromous fish present – Show 75-foot buffer (non-disturbance area) as measured from the top of the water course bank.
- ☐ Type 2 or 3 stream without anadromous fish present – Show 50-foot buffer (non-disturbance area) as measured from the top of the water course bank.
- ☐ Type 4 or 5 stream– Show 50-foot buffer (non-disturbance area) as measured from the top of the water course bank.

Note: No construction activity is allowed in the non-disturbance buffer area and limited development is allowed in the outer portion of the Riparian Management Areas. Refer to ECA Code 25.09.200 for more information.

ECA Types 4 – Wetland:

- ☒ Site appears to have areas with wetland vegetation and/or seasonal or permanent saturation; the permit application should be routed to a DPD wetland specialist for further review. Whenever development is proposed within 100 feet of a wetland as defined in the Regulation for Environmentally Critical Areas (SMC 25.09.160) the applicant is required to submit a Wetland Site Assessment Report prepared by a qualified wetlands professional that evaluates and identifies wetlands within 100 feet of the subject property line. The method for preparing a wetland delineation report shall follow Director's Rule 19-2006 Requirements for Wetland Site Assessment Reports.

ECA Types 5 – Liquefaction Prone:

- ☒ Site is mapped as liquefaction prone. Geotechnical report and/or structural calculations are required to address liquefaction potential and, if needed, mitigation. See SMC 25.09.100.

ECA Types 6 – Flood Prone:

- ☐ Site is located within the 100-year flood hazard area. Refer to the ECA Code (25.09.120) and the Seattle Floodplain Development Ordinance (25.06) for details. The lowest floor elevation of any structure located in a flood-prone area shall be no less than 2 feet above the one-hundred (100) year flood elevation. New development or substantial improvement of an existing structure (greater than 50% of the assessed value) will require a FEMA Elevation Certificate (<http://www.fema.gov/business/nfip/elvinst.shtml>) be filed with DPD prior to final occupancy. For projects adjacent to Puget Sound (Puget Sound Floodprone Area), the Minimum Base Flood Elevation (BFE) for Puget Sound is 10 feet - National Geodetic Vertical Datum. The first floor elevation must be 2 feet above this elevation.

ECA Types 7 – Abandoned Landfill:

- ☐ Site is mapped as being on an abandoned landfill. Report required by a licensed engineer to provide requirements for prevention of damage from methane gas buildup, subsidence and earthquake induced ground shaking.
- ☐ Site is mapped as being within 1,000-feet of a methane producing landfill. Report required by a licensed engineer to provide requirements to mitigate methane accumulation in enclosed spaces.

ECA Types 9 – Fish and Wildlife Habitat Area:

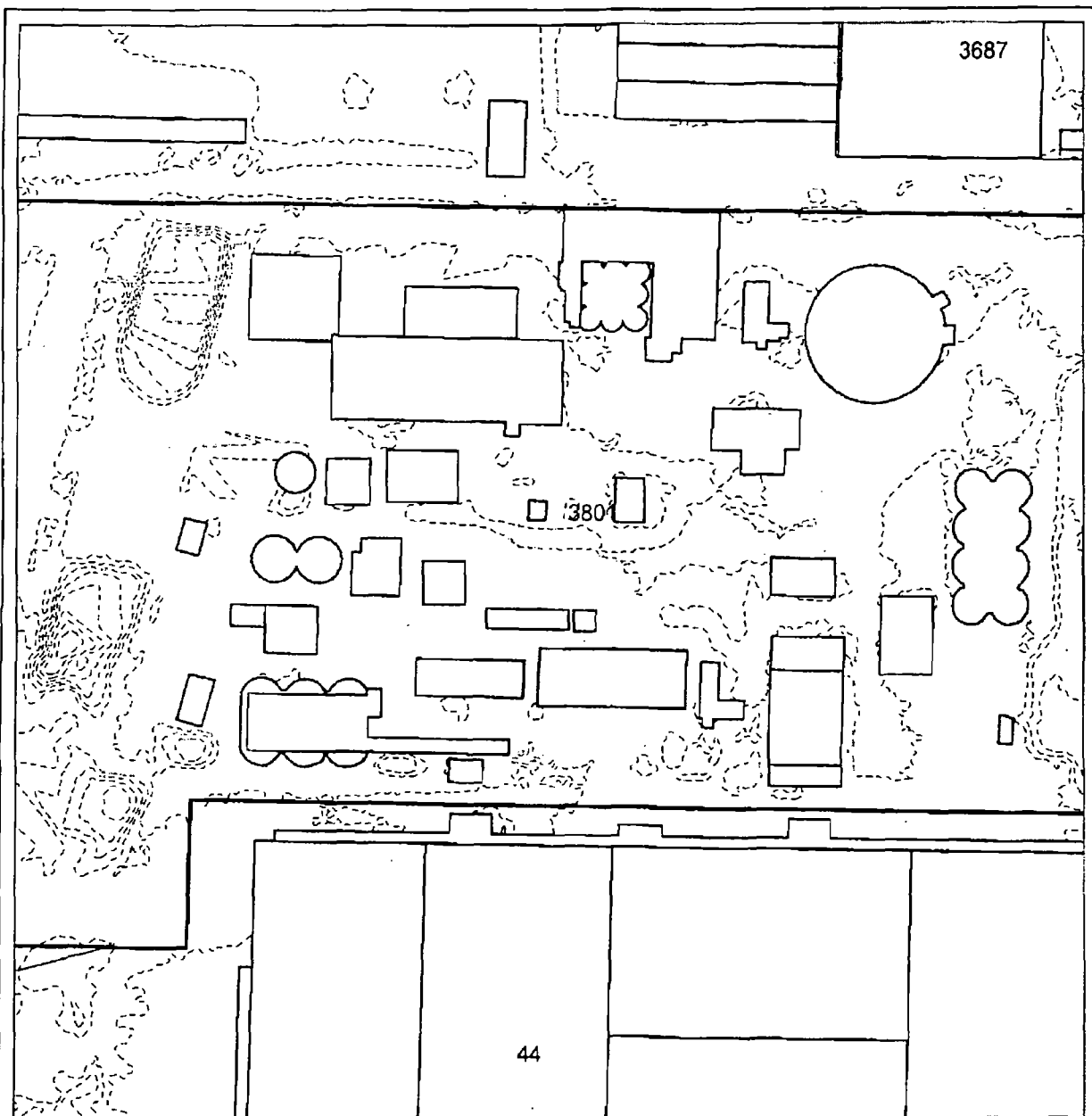
- ☐ Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes and designated habitat areas.
- ☐ Site is located within a Great Blue Heron Management Area. See attached conditions and Director's Rule 5-2007 at www.seattle.gov/dpd/codes/dr/DR2007-5.pdf.
- ☒ Site is located within an Eagle Management Area. See attached conditions.

ECA Types 10 – Shoreline Habitat:

- ☒ Show 100-foot Shoreline Habitat Buffer. Note: All residences must be 25-feet or more from the Ordinary High Water Mark (OHWM). See SMC 25.09.200.

Inspector's Notes:

The Pre-Application Site Visit Field Assessment and Report is completed by DPD Site Inspectors and is compiled from initial project information submitted by the applicant. Therefore, the report requirements may be subject to additions, changes or modifications by the Department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the Department regarding this project. The applicant shall be responsible to provide all required documents at the intake appointment.



PASV Report for: 3801 E Marginal Way S

DAP addresses for this site:

3801 EAST MARGINAL WAY S
3818 EAST MARGINAL WAY S

Selected Parcel:



Scale: 1" = 160'

Prepared by DPD
September 13, 2007

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including accuracy, fitness,
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(continued) September 13, 2007

7666700350

King County designated land use(s) =
Industrial(Heavy)

Environmentally Critical Areas layers found: Yes, 4 layer(s) found

- A) ECA - Liquefaction
- B) ECA - Steep Slope (subject to verification by the DPD Site Inspector and GIS topographical analysis)
- C) ECA - Wetlands
found on or within 100 feet of site
- D) ECA - Shoreline Habitat Buffer

Shoreline

Yes, Site is within 200 feet of shoreline

Special Sewer Connection Charge Probability
Low probability

On Site Septic Systems as of October 2005
No on site septic system found

Site development parcel notes found for this site:

Parcel notes found:

Pin 7666700350

Notes added by Cristofer Horbelt on April 6, 2007
3801 East Marginal Wy S / 6125224: New building
(small). No detention, discharge to on-site
service drain. Construction conflicts with ex.
sidesewer.

WPA (Works Project Administration) Mainlines

No, the site does not contain or is within 100 feet of a WPA drainline

Right of Ways

Yes, site is adjacent to street right of way

Pavement Edge

Yes, site is likely adjacent to street pavement edge

Salmon Watershed

Site not located in salmon watershed

WDFW - Eagle Nesting Sites

WDFW - Eagle Nesting Site(s) was not found within 800 feet of site

WDFW - Eagle Management Areas

(continued) page 3 of 3 report id 31392

Yes, site is within the eagle management area
and is beyond the 400 foot primary eagle habitat buffer zone
WDFW notification is not required

Grading Permit Requirement Areas

Grading permit required for grading over 25 cubic yards and no
structures being proposed if located in an Environmentally Critical
Area and work proposed to occur outside of the no permit buffer zone.

Surface Geology

Two or more surface geology types found for this site

- 1) water
- 2) m (silt/sand/debris/slag)
- 3) Qal (silt/sand/gravel)

Heritage Trees

No Heritage trees found on site

Heron Habitat Areas

Not in a Heron Habitat Area

Peat Deposits (Potential)

Not in a Potential Peat Deposit Area

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Prepared September 13, 2007 by DPD-GIS

Bald Eagle Management

- Any construction or vegetation removal on a lot within 400 feet of a nest tree or roost site will require a bald eagle management plan tailored for the specific land use and landowners goals. The landowner will need to contact and consult with the Washington Department of Fish and Wildlife (WDFW) prior to any clearing or construction. Please contact the WDFW at (425) 775-1311.
- Any lot located between 400 and 800 feet of a nest tree site: retain all known perch trees, all conifer trees ≥ 24 inches diameter breast height (dbh) and black cottonwood trees ≥ 20 inches dbh. Also retain $\geq 50\%$ of per-clearing or pre-construction conifer stand with diameter distributions and hardwood/conifer ratios representative of the original stand (> 6 feet tall). Windowing and low limbing of trees is acceptable provided the tree is not topped and no more that 30% of the living crown is removed. Any clearing or external construction will not be allowed between February 1 and June 15 within 800 feet of an active nest. WDFW will determine if a nest is active.
- Any lot located > 800 feet from nest and within 250 horizontal feet of the shoreline to top of high bank bordering a shoreline: Retain all known perch trees, all conifer trees ≥ 24 inches diameter breast height (dbh) and black cottonwood trees ≥ 20 inches dbh. Also retain $\geq 50\%$ of per-clearing or pre-construction conifer stand with diameter distributions and hardwood/conifer ratios representative of the original stand (> 6 feet tall). Windowing and low limbing of trees is acceptable provided the tree is not topped and no more that 30% of the living crown is removed.

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